



Board of Directors Meeting Update

Last night Elm Ridge WCID held its December Board of Directors meeting. Here is a summary of some of the actions taken and information discussed:

1. Elm Ridge Directors conducted responses related to “Ask the Board” feature on the website.
2. Extensive review of timetable of all meetings, budget and contract discussions with Aubrey Fire Department. The contract with Aubrey Fire Dept was previously terminated. Supporting facts and documentation were presented. Little Elm Fire Chief Paul Rust gave a presentation including data confirming Little Elm FD answered more mutual aid calls last year for Aubrey (222), than Aubrey answered for Little Elm (33) refuting Aubrey Firefighter Association’s claim that Aubrey answered more mutual aid calls for Little Elm and thus unable to serve Elm Ridge district. Chief Rust presented how and why Little Elm Fire Dept will be able to serve Elm Ridge.

****For more information, FAQ’s and a copy of Chief Rust’s presentation, we will have a link loaded to our website soon.**

3. Minutes from Board of Directors meeting of January 2024, Tax Assessor report, Developers report, and Bookkeeper’s report were approved.
4. \$23,835,000 Bond was sold, and acceptance of bond approved by the Directors with a rate of 3.974%. Bond is to fund final Developer reimbursement, remaining funds for Administration/Gov’t/Police building, new Artesia water supply line and rehab of existing Artesia water facilities including new ground storage tank for larger capacity.
5. The Project Manager updated residents and the board of directors on the progress of the Municipal Complex and Police Department building:

What is the size of our current police department?

The Elm Ridge Police Department is currently authorized for 25 sworn officers and 2 civilian employees. They currently operate in a two-story, residential house that is only 2,844 square feet in size. One metric utilized in the design industry to best gauge proper sizing of a facility is one to two square feet per resident. Elm Ridge currently serves an estimated 18,000 residents and using the metric described above, the current facility (residential house) is about 15,156 square feet too small, and that is using the lowest number in the metric (1 square foot per resident).

What is the square footage of the new facility?

The square footage of the new facility is 19,896 square feet.

- 10,863 square feet (55% of the building) is for the police department.



- 3,517 square feet is for the administrative staff (General Manager, Directors, Finance, Customer Service, Engineer, Water Operator, and Maintenance Staff).
- 5,516 square feet is shared space, which includes a multi-purpose room (for board meetings, police training, training classes for our residents, an Emergency Operations Center, a storm shelter, etc.), a break room, a fitness room, public restrooms, a janitor's closet, IT room, electrical room, a public stairwell, conference room, and a main lobby.

What is the budget for this facility?

The approved budget and guaranteed maximum price (GMP) that was established by Crossland Construction (our construction manager at risk or CMAR) is \$10,425,667 and that price includes over \$350,000 in contingency fees.

Is this project over budget?

Despite the rumors on social media and other outlets, the project is currently on budget. Despite the District's best efforts to educate residents, there continues to be chatter and false information being spread around on social media about this project and specifically about it being over-budget. The architect selected to perform the needs study and design (RPGA), first proposed an estimate of \$11,151,885 in September of 2022. After reducing the square footage and working with RPGA and Crossland for many months to find cost saving alternatives, the Board of Directors approved the Guaranteed Maximum Price of \$10,425,667.00 in September of 2023. This is a decrease of \$726,218.00.

Will this project increase the ad valorem tax rate?

This project is being funded out of both capital improvement funds and through the sale of bonds. This project has not and will not cause Elm Ridge WCID to increase the ad valorem tax rate. In fact, The Elm Ridge Board of Directors voted recently to lower that tax rate from \$0.928 on each \$100 of assessed valuation to \$0.887 on each \$100 of assessed valuation.

When will the facility be completed?

It is anticipated that the facility will be completed by the 3rd quarter of 2025. The Elm Ridge WCID board of directors, police department and staff are grateful for the support they have received thus far, and they are looking forward to opening the doors to the communities they serve and celebrating with an open house and tours when the completion date finally arrives. For a list of FAQ's please go to the following link:

<https://www.elmridgetx.org/news/elm-ridge-wcid-police-department-and-government-center>

6. Received monthly report from Engineering Dept. on engineering design projects for new Artesia Water line and new ground storage tank; updated bid status for 2024 Elm Ridge roads repair project



7. Received monthly operator's report for Artesia Utility System.
 8. Received General Manager's report on the daily management of the District. Some of the items covered were: Mandatory Stage 1 water restrictions will become permanent May 1, 2024 and will be in effect year round; Traffic study approved for potential traffic light at Frontier Parkway and FM 1385; 2nd of the District parcels of land along Harper Road for sale being negotiated; 2024 Road repairs are going out for bid; Trash service update on Waste Connections was given; Community bulk trash, recycling, shredding and hazardous waste events set as follows: Artesia April 6, 2024, Arrowbrooke April 27 and Savannah March 9.
 9. The Board received a report from Triton Communications on monthly website activity and improvements. Residents urged to sign up for the text alert system for non-emergency information.
 10. Update on the new walking trail. The Board assessed possibly making the trail 5 ft. Wide but it would more than double the cost. The trail will remain at 3 ft which is ADA compliant and will have ADA required passing zones.
 11. Sound barrier between Savannah and FM 1385 has been approved by TxDOT.
 12. Police Department report from Chief Kennedy and some of the updates were: Still awaiting completion of vehicle upfitting for the new Ford Explorers. We have been advised the upfits have begun but have not been given an affirmative date of completion; New ticket writer printers and powered car dock stations have arrived. The previous printers were over five years old. New printers will be able to be permanently mounted in the patrol vehicle with constant power; Sergeant Flohr and Officer Meyer were commended by Director Hernandez for their service in assisting with a lost dog; Officer Treon was commended by a citizen for his professionalism during a traffic stop; New department badges were ordered due to a quantity shortage. This provided the department an opportunity to facilitate a badge change in removing a separation of gold and silver badges, which differentiated supervisors from officers. This change resembles a department leadership philosophy of one team, one mission, one vision.
- Administration and GM Adams learned our previous law firm dropped the department as a client due to a neighboring city's conflict of interest. A new agreement with Nichols, Jackson was gathered for use in employment and legal consultations; With the transition of the Dodge Charger to an SRO vehicle, Unit 1701 was sold to Wolfe City PD. Funds from this sale have been placed in the Vehicle Reserve line; Search and Entry training scheduled for late February. Firearms training is also scheduled for late February; Total calls for service was 1770. 251 were dispatched and 1519 were initiated by officers. This shows that 85% of the calls were self-initiated by officers. This is a decrease of 517 total calls from last month; The department had 272 traffic contacts in the month of



January to which 83% of violators were issued warnings; The Department completed 1770 calls for service YTD, as of the end of January 2024.
13. Monthly report on calls from Aubrey Fire Department and Prosper Fire Department was given.

For a COMPLETE review of all actions taken and discussions, please visit our website to view the Minutes of all Board meetings. Minutes are uploaded once approved by the Board at the next month's meeting.

Please join us for our next Board meeting March 21, 2024 to see how your Board of Directors are working for you.

ELM RIDGE WCID BOARD OF DIRECTORS